



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, August 27, 2026

MEETING INFORMATION:

MEETING LOCATION: All Type A & Pre-Submittal meetings are held remotely through the WebEx meeting service. For information about how to view or participate in the meeting please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@talgov.com.

AMERICANS WITH DISABILITIES ACT:

The City of Tallahassee is committed to compliance with the Americans with Disabilities Act (ADA). Special accommodations will be provided upon request. Request for accommodations, with regard to equal access to communications, should be directed to Zoning@talgov.com.

Documentation associated with each agenda item, as well as more information on other meetings and projects, is available on our website at:

https://www.talgov.com/growth/gm_meetings

The interactive map will allow you to access documentation and details associated with each project.

GENERAL MEETING GUIDELINES

This meeting is held to review contemplated and proposed development projects. The Site Plan Reviewers meet to review applications received. Following the meeting, the applicant is provided with written comments or conditions of approval from all reviewing departments.

Always be aware of whether your microphone is on or not, and what noise may be going on in the background. We recommend that you keep your microphone muted unless you are speaking.

Each project is allotted 45 minutes, please be respectful of the limited time for each project review. If applicants or staff feel that an extended discussion is warranted, then it may be appropriate to schedule a separate meeting at a later date.

For more information on Type A Site Plans and Pre-submittals please visit: <https://www.talgov.com/growth/growth-apps-landuse>

PUBLIC PARTICIPATION

The public is encouraged to attend and observe this meeting, however there is no public comment period offered during the meeting. Members of the public can instead submit written comments to be considered to Zoning@talgov.com or directly to the project coordinator listed on the agenda.

For more information on public participation and ways to become more involved visit:

https://www.talgov.com/growth/gm_meetings

Type A Site Plan

TSP260043 - Commonwealth Boulevard Warehouse

MEETING TIME: 8:30 AM

AGENT: Daniel Simone, 8509994241

PROJECT LOCATION: (TAX ID# 211930 B0010)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 10.03 acres

PROJECT DESCRIPTION: The modification proposes the construction of a vehicle storage yard with a 11,500 square foot vehicle detailing and office building.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, Taylor.Jones@talgov.com

Pre-Submittal

TPA260064 - Koger Center Restaurant

MEETING TIME: 9:00 AM

AGENT: Matt Dana, 8503852800

PROJECT LOCATION: (TAX ID# 310440 B0012)

ZONING DISTRICT: AC (Activity Center)

ACRES: 1.08 acres

PROJECT DESCRIPTION: The project proposes the construction of a 3,400 sq ft restaurant with 500 sq ft of outdoor seating.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, Taylor.Jones@talgov.com

TPA260065 - Hannon Hill Limited Partition

MEETING TIME: 9:30 AM

AGENT: James Waddell, 850.298.4213

PROJECT LOCATION: 2800 W HANNON HILL DR (TAX ID# 1111200080000)

ZONING DISTRICT: RP-1 (Residential Preservation-1)

ACRES: 605.00 acres

PROJECT DESCRIPTION: The project proposes the subdivision of 1 parcel into 5 residential lots.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, Taylor.Jones@talgov.com

TPA260066 - Trimble Road Townhomes

MEETING TIME: 10:00 AM

AGENT: Cheryl Poole, 8503865117

PROJECT LOCATION: 2331 TRIMBLE RD (TAX ID# 2121511283530)

ZONING DISTRICT: R-3 (Single Detached, Attached and Two Family Residential)

ACRES: 4.95 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of 27 lots for single family attached homes.

PROJECT COORDINATOR: Lily Savage, Senior Planner, Lily.Savage@talgov.com

TPA260067 - Knox Lane Storage

MEETING TIME: 10:30 AM

AGENT: Travis Pruitt, 7704167511

PROJECT LOCATION: 1617 OLD BAINBRIDGE RD (TAX ID# 2126200020000)

ZONING DISTRICT: M-1 (Light Industrial) and within the Multi-Modal Transportation District (MMTD)

ACRES: 1.90 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 30,510 square foot self-storage facility.

PROJECT COORDINATOR: Lily Savage, Senior Planner, Lily.Savage@talgov.com